

## Orchard Cottages, Seafarers Drive, Gateacre, L25



**To Let - £1,200 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C77
- Well Presented New Build Cottage
- Modern Fitted Kitchen
- Contemporary Bathroom With Feature Velux Skylight
- Sought After South Liverpool Location
- Surrounded By Quality Local Schools
- Minutes from Woolton Village
- Excellent Transport Links
- Secure & Gated Communal Off Street Car Parking
- Beautiful Landscaped Communal Gardens

### Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

### Description

AN EXTREMELY SPACIOUS 2 BEDROOM NEW BUILD COTTAGE BENEFITING FROM A RECENT LIGHT REFURBISHMENT.

Situated in Woolton, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Strawberry Field (made famous by the Beatles!), Allerton Road, Reynolds Park and Woolton Golf Club. Neighbouring suburb, Mossley Hill, encompasses Sefton Park which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Woolton is also served by many quality schools including St Julie's Catholic High School and St Francis Xavier's College. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, W.C, large living/dining room and kitchen. To the first floor are two double bedrooms and a family bathroom. Externally there is a patio area and access to communal gardens.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 117 square metres / 1,259 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Gated, Communal
- Outside Space: Patio/Decking, Front Garden, Communal Gardens, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The property also benefits from gas central heating and secure off road parking.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Additional Images



Bathroom



Patio



Hallway



Bedroom Two



Kitchen



Bedroom One



W.c

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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.